



INSPECTION GUIDELINES: ACCESSORY DWELLING UNIT (ADU)



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www.stocktonca.gov/buildinginspection

INSPECTION CODE: N/A

SCOPE: RESIDENTIAL

CODES ENFORCED: CBC, CRC, CPC, CFC, CMC, CEC, CEnC, CALGreen, CEBC, CHC, and SMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

- Approved plans and inspection record to be on the job site. (CRC 105.7)
- All revisions must be approved by city plan review team. (CRC 106.4)
- Review floor plans and verify all wall placement according to the plans.
- Setbacks: Review the approved plans for setback requirements from property lines and adjacent structures.
- Review [residential foundation inspection guide](#) for more info specific to foundation inspections.
- Review [residential framing inspection guide](#) for more info specific to framing inspections.
- Review [exterior lath inspection guide](#) for more info specific to exterior lath inspections.
- Smoke alarms interconnected and hard-wired with battery backup in all bedrooms, immediately outside of all bedrooms, and > 3' from the bathroom. (R314)
- Carbon monoxide alarm interconnected and hard-wired with battery backup outside of all bedrooms. (R315.2+7)
- An escape window has been provided in each bedroom with a min 5 SF (5.7 SF for 2nd floor windows), 24" clear height, 20" clear width, and max 44" sill height. (R310.2)
- If the egress door swing inwards, the interior landing to be a max. 1.5" below the top of the threshold and the ADU's exterior landing(s) are a max 7.75" below the top of the threshold. (R311.3)
- In new bathroom(s) containing a bathtub/shower, mechanical ventilation for humidity control (50 CFM intermittent) is required. (R303.3)
- For Additions or Detached ADUs, if complying with conventional framing provisions, confirm the specified Roof Rafters and Ceiling Joists (CJ) sizes and spacing comply with the Span Tables. (R802.4-5)
- If the ADU (or ADU conversion) is attached to another garage, 1/2" or 5/8" Gypsum Board has been provided for the common wall/floor between the ADU and garage (R302.6)
- If the ADU (or ADU conversion) is attached to the existing residence, have all the following been provided for the common wall/floor between the ADU and the residence: (R302.3)
 - Minimum 1-hour fire-resistance rated wall construction as per the approved plans. (1/2-hour rating required if the main residence and ADU are equipped with fire sprinklers)
 - Any openings and/or penetrations in the fire-rated wall are protected with approved methods.
- For ADUs of converted space, exterior walls and/or eaves have been upgraded with fire-resistance rated construction if less than 5-feet (3-feet if sprinklered) from the property line or adjacent structures.
- For garage conversions, the existing concrete garage slab has been vapor sealed by approved methods.

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- Fire sprinklers are required if the main dwelling unit has fire sprinklers installed. A separate permit from the City of Stockton Fire Prevention Division has been obtained for new or altered sprinkler systems.
- Existing gas service has capacity to accommodate the ADU or a new gas service is installed.
- ADUs are required to provide solar systems if the unit(s) is a newly constructed, non-manufactured, detached ADU (though some exceptions apply). The solar systems can be installed on the ADU or on the primary dwelling unit. ADUs that are constructed within existing space, or as an addition to existing homes, including detached additions where an existing detached building is converted from non-residential to residential space, are not required to provide solar systems.
- Existing electrical service has capacity to accommodate ADU or a new electrical service is installed.
- Surge protection (Type 1 or 2) is required for ADUs if new electric service is installed or if a new electric panel is installed for the ADU.
- If fed off the existing main electrical service, a separate disconnecting means is provided for the ADU.
- If the ADU will be rented/leased out, a second address has been applied for with the city.